

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0123 – Onion Creek
Fire Station

Z.A.P. DATE: November 5, 2013

ADDRESS: 11112 Old San Antonio Road

OWNER: Riddell Family Limited Partnership
by WJR GP LLC (James Henry)

AGENT: City of Austin, Public Works
Department (Craig Russell)

ZONING FROM: GR-MU-CO **TO:** P **AREA:** 2.508 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant public (P) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

November 5, 2013: *APPROVED P DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

[C. BANKS; P. SEEGER – 2ND] (7-0)

ISSUES:

On October 3, 2013, City Council authorized the negotiation and execution of documents and instruments necessary to acquire in fee simple the property from the Owner.

DEPARTMENT COMMENTS:

The subject lot is undeveloped land situated at the northwest corner of FM 1626 Road and Old San Antonio Road, and is zoned community commercial – mixed use – conditional overlay (GR-MU-CO) district by a 2006 case. The Conditional Overlay prohibits uses that are considered incompatible with the nearby AISD high school, limits the number of residential units to 430, and prohibits vehicular access to Old San Antonio Road until it is upgraded and realigned to provide a direct connection to IH-35. Please refer to Exhibits A (Zoning Map), A-1 (Aerial) and B (2006 Rezoning Ordinance) and C (Recorded Plat).

The Public Works Department has requested public (P) district zoning as a first step in constructing a City of Austin fire station that will serve the surrounding area. The fire station will have vehicular access to both Old San Antonio Road and FM 1626. A recent schematic drawing of an alternate right-of-way for Old San Antonio Road shows that the existing, built right-of-way would be upgraded to collector street standards abutting the fire station site, and terminate in a cul-de-sac at a distance to the north. This would allow for the existing, unbuilt right-of-way dedicated in 2010 for the purposes of realigning Old San Antonio Road within the Double Creek Village development to be vacated. Please refer to Exhibit D (2013 Schematic Drawing).

Staff recommends P zoning, given: 1) the fire station is considered a civic (safety services) use, and the project will comply with City of Austin development regulations, and 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-MU-CO	Undeveloped
<i>North</i>	MF-3-CO	Apartments
<i>South</i>	County	Undeveloped; Office / warehouses; Marble / granite company
<i>East</i>	GR-CO; CS-CO	Undeveloped GR-CO and CS-CO for proposed commercial development (Phase I of Double Creek Village)
<i>West</i>	MF-3-CO	Apartments

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
 627 – Onion Creek Homeowner's Association 742 – Austin Independent School District
 1037 – Homeless Neighborhood Association 1075 – Bike Austin
 1200 – Super Duper Neighborhood Objectors and Appeals Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

SCHOOLS:

Menchaca Elementary School

Paredes Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0174 – Platinum Onion Creek – 11206 S IH 35 Service Rd SB; 11301 Old San Antonio Rd	CS-MU-CO to MF-2	To Grant MF-2 w/TIA update memo	Apvd. MF-2 w/RC for bicycle and pedestrian access to Old San Antonio Rd, and sidewalk access to FM 1626 and Onion Creek

C14-2010-0027 – Colonial Grand at Cityway – 11001 South 1 st St	GR-MU-CO to MF-3	To Grant MF-3-CO w/CO for limited access to Old San Antonio Rd., max. units of 430 and max. 5,753 trips day, and conds. of updated TIA	Pkwy (3-3-2011). Apvd MF-3-CO w/conds. as recommended by ZAP (5-27-2010).
C14-2008-0220 – Double Creek Village – 10200 – 10614 S IH 35 Service Rd SB	I-RR; CS to CS-MU	To Grant CS-MU-CO w/the CO for list of prohibited uses, Restrictive Covenant for conds of the TIA, and Street Deed for r-o-w for the new loop road between FM 1826 and IH 35 is part of TIA approval and required to be dedicated at the time of zoning.	Apvd CS-MU-CO with RC for conds of the TIA and Street Deed for r-o-w for new loop road as ZAP recommended (11-18-2010).
C14-05-0175 – Newmark Homes – NW corner of S First St and W FM 1626	I-RR to GR for Tract 1; SF-2 for Tract 2	To Grant GR-CO with the CO for prohibited uses and SF-2 for Tract 2, w/a Restrictive Covenant for the conds of the TIA and a private restrictive covenant to prohibit the installation of video games.	Apvd GR-CO for Tract 1 and SF-2 for Tract 2 with a Restrictive Covenant as ZAP recommended (3-23-2006).
C14-04-0020 – Double Creek Village Phase II – SW corner of IH-35 and FM 1626	I-RR (Upon Annexation) to CS-MU for Tract 1; MF-3 for Tract 2	To Grant CS-MU-CO with the CO for prohibited uses on Tract 1; MF-2 for Tract 2. The Restrictive Covenant is for the conditions of the TIA and a minimum square footage for restaurant uses.	Apvd CS-MU-CO and MF-2 with Restrictive Covenant for the TIA and restaurant size, as ZAP recommended (6-17-2004).
C14-04-0019 – Double Creek Village Phase II- NW corner of IH-35 and 1626	I-RR to CS	To Grant CS-CO with conditions. The CO is for a list of prohibited uses.	Apvd CS-CO as ZAP recommended (6-17-2004).

C14-03-0053 – Double Creek Village – E side of Old San Antonio Rd	I-RR to CS	To Grant CS-CO for Tract 1; GR-CO for Tract 2, with conditions. CO is for list of prohibited uses; and prohibit access to Old San Antonio Rd. Restrictive Covenant for the Traffic Impact Analysis.	Apvd ZAP recommendation (12- 11-2003).
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RELATED CASES:

The subject property was annexed into the City limits on December 31, 1997. The property was part of a 27.964 acre tract zoned GR-CO by a 2004 case and then GR-MU-CO by a 2006 case (C14-04-0018 and C14-06-0063). In the 2004 case, the Conditional Overlay: 1) prohibits the following uses: automotive sales; automotive rentals; bail bond services; drop-off recycling collection facility; exterminating services; hotel-motel; indoor entertainment; outdoor entertainment; pawn shop services; residential treatment; and theater; and 2) prohibits access to Old San Antonio Road. The Restrictive Covenant covers the conditions of the Traffic Impact Analysis and prohibits restaurants with pad sites smaller than 300 square feet. The 2006 case covered the same acreage and added a –MU, Mixed Use combining district, and added Conditional Overlays to limit the property to 430 residential units, and modified the vehicular access restriction to prohibit access Old San Antonio Road to the north of the site, and prohibited vehicular access until the road was upgraded to City standards and there was a direct connection to IH-35 at the Slaughter Creek overpass.

The property is platted as Lot 3, Block A, Colonial Grand at Cityway Subdivision, recorded on March 21, 2011 (C8-2010-0085.0A). Please refer to Exhibits B and C.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
FM 1626 Road	115 feet	MAD 4	Arterial	No	No	Yes
Old San Antonio Road	55 feet	20 feet	Local	No	No	No

CITY COUNCIL DATE: November 21, 2013**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
CASE#: C14-2013-0123

EXHIBIT A

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





ORDINANCE NO. 20060525-072

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11100 BLOCK OF SOUTH FIRST STREET FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0063, on file at the Neighborhood Planning and Zoning Department, as follows:

A 27.964 acre tract of land, more or less, out of the S.F. Slaughter League No. 1, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located at the 11100 Block of South First Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Automotive rentals
Bail bond services
Exterminating services
Indoor entertainment
Pawn shop services
Theater

Automotive sales
Drop-off recycling collection facility
Hotel-motel
Outdoor entertainment
Residential treatment

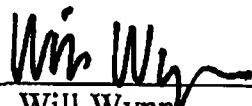
2. The maximum number of residential units on the Property is 430 units.

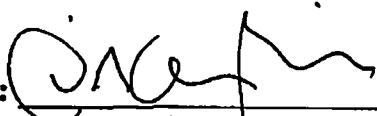
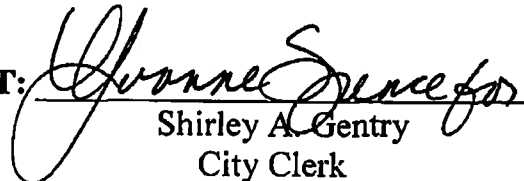
3. Vehicular access to the portion of Old San Antonio Road north of the Property is prohibited. Vehicular access to the section of Old San Antonio Road to the east of the Property is prohibited until the road is upgraded to City standards and realigned to provide a direct connection to IH-35 at the Slaughter Creek overpass.

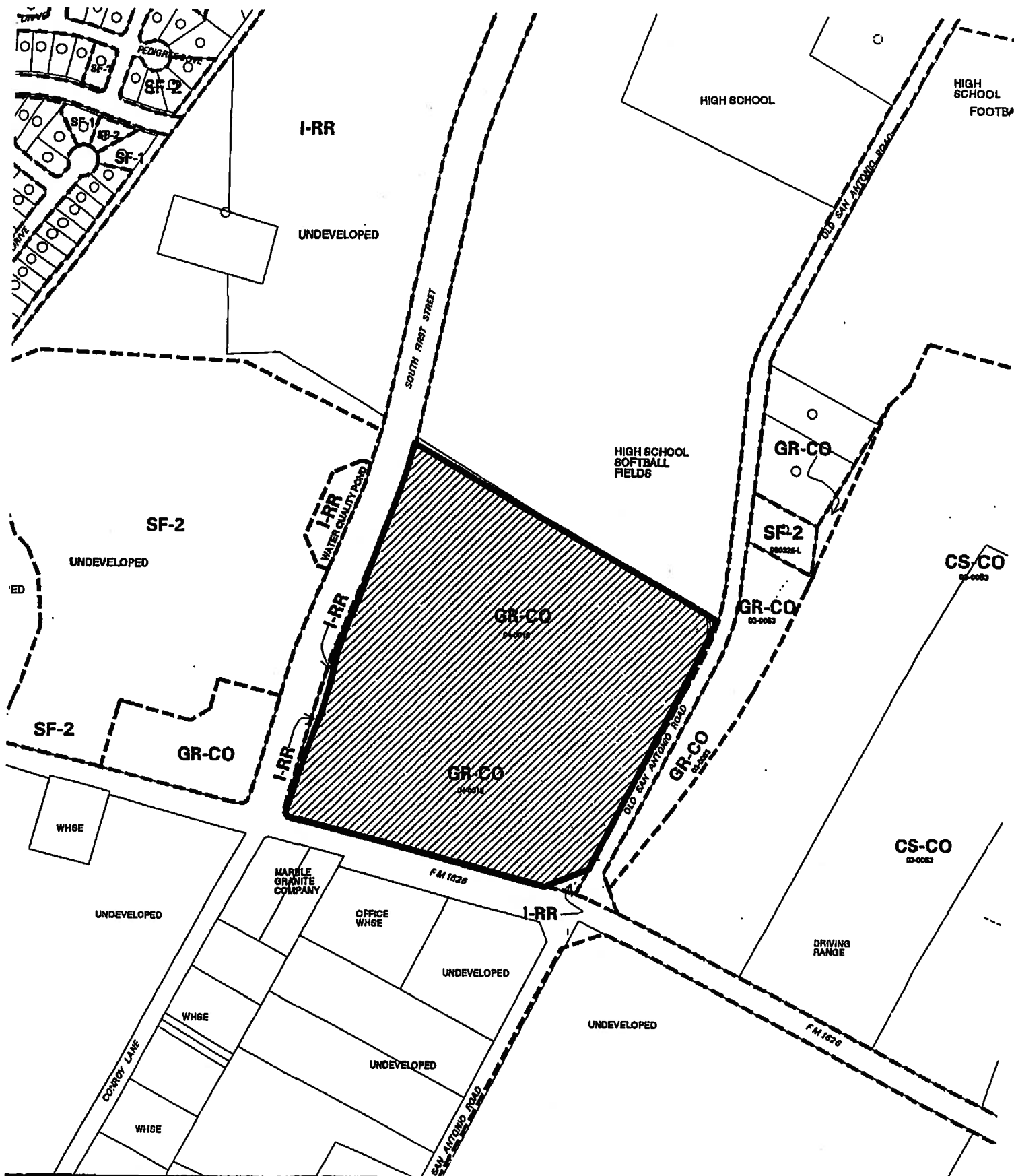
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on June 5, 2006.

PASSED AND APPROVED

_____, May 25 _____, 2006 §
§
§ _____ 
Will Wynn
Mayor

APPROVED:  _____ ATTEST: 
David Allan Smith
City Attorney Shirley A. Gentry
City Clerk

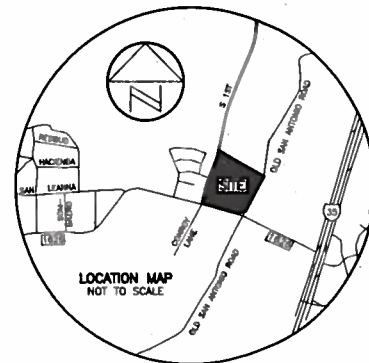


 1" = 400' OFFICE	SUBJECT TRACT	 -----	ZONING EXHIBIT P		CITY GRID REFERENCE NUMBER F11
	PENDING CASE		CASE #: C14-06-0063	DATE: 06-04	
	ZONING BOUNDARY		ADDRESS: 11100 BLOCK OF S 1ST ST	INTLS: SM	
	CASE MGR: W.WALSH		SUBJECT AREA (acres): 27.964	CS-MU-CO	

COLONIAL GRAND AT CITYWAY SUBDIVISION

SCALE: 1" = 100'
GRAPHIC SCALE

100 50 0 100



AUSTIN INDEPENDENT
SCHOOL DISTRICT
51.126 ACRES
(2000022808)

11.047 ACRE DRAINAGE EASEMENT (2009204785)
S80°14'01"E 1157.04'
(S80°13'41"E 1157.19')

5' ELECTRIC &
TELECOMMUNICATIONS
ESMT.

DRAINAGE ESMT.
DOCUMENT NO.
2011035390

15' ELECTRIC &
TELECOMMUNICATIONS
ESMT.

DRAINAGE ESMT.
DOCUMENT NO.
2011035390

WASTEWATER ESMT.
DOCUMENT NO.
2011035389

DRAINAGE ESMT.
DOCUMENT NO.
2011035391

LOT 3
BLOCK A
2.508 ACRES

JOINT USE
ACCESS ESMT.
DOCUMENT NO.
2011035392

DRAINAGE ESMT.
DOCUMENT NO.
2011035390

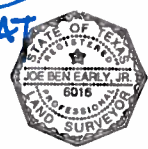
LOT 2
BLOCK A
1.489 ACRES

15' WATER ESMT.
(2005094629)

F.M. 1626
(RIGHT-OF-WAY WIDTH VARIES)

REZONING
AREA

EXHIBIT C
RECORDED PLAT



BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE
PLANE COORDINATES, 1983/83 HARN, BASED ON GPS SOLUTIONS
FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS).

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.:
586-013
DRAWING NO.:
586-013-PL1
PLOT DATE:
1/11/11
PLOT SCALE:
1" = 100'
DRAWN BY:
JBE
SHEET
01 OF 02

LOT SUMMARY

TOTAL ACREAGE: 27.982 ACRES
TOTAL NUMBER OF LOTS: 3

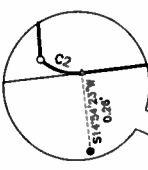
LOT 1: 23.985 ACRES
LOT 2: 1.489 ACRES
LOT 3: 2.508 ACRES

LAND USE

LOT 1: MULTI-FAMILY
LOT 2: COMMERCIAL
LOT 3: COMMERCIAL

DESERT PRIMROSE DRIVE
(64' RIGHT-OF-WAY WIDTH)
(200600288)

S 1ST STREET
(RIGHT-OF-WAY WIDTH VARIES)
(199117965) (200101517)



HWY PT STA
52+51.9
40' LEFT

N75°05'37"W 1587.06'

CONROY LANE
(80' R.O.W.)
(7/1/224)

LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	N17°35'46"E	149.57'	(N17°34'51"E 149.80')
L2	N18°19'59"E	100.26'	(N18°18'33"E 100.18')
L3	N20°45'32"E	98.70'	(N20°43'32"E 98.79')
L4	N14°50'48"E	101.77'	(N14°53'19"E 101.78')
L5	N11°30'38"E	91.71'	(N11°30'51"E 91.70')
L6	N19°00'29"E	98.12'	(N18°59'28"E 98.16')
L7	N22°17'14"E	89.99'	(N22°15'57"E 90.08')
L8	N18°51'17"E	100.17'	(N18°50'00"E 100.18')
L9	N20°08'04"E	100.03'	(N20°06'06"E 100.03')
L10	N20°28'08"E	158.32'	(N20°28'38"E 158.34')
L11	N75°05'37"W	217.82'	(N75°06'11"W 217.82')
L12	N75°05'37"W	418.50'	(N75°06'11"W 418.50')
L13	N75°05'37"W	225.95'	(N75°06'11"W 225.80')

- LEGEND
- 1/2" REBAR WITH "HARRIS" PLASTIC CAP FOUND (OR AS NOTED)
 - 1/2" REBAR WITH CHAPARRAL CAP SET
 - CONC. HIGHWAY MON. FOUND
 - CALCULATED POINT
 - CONTROL POINT LOCATION
 - RECORD INFORMATION
 - SIDEWALK LOCATION (SEE PLAT NOTE #15)

THIS IS A SURFACE DRAWING.
CHAPARRAL CONTROL POINT "R110"
1/2" REBAR WITH "CHAPARRAL" RANDOM CAP
TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 10025715.38
E 3097291.05
SURFACE COORDINATES:
N 10026081.40
E 3097397.94
COMBINED SCALE FACTOR = 0.99996549
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.0000345111
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.6
TEXAS CENTRAL ZONE 4203

CURVE TABLE					
NO.	DELTA	RADIUS	TAN	ARC	CHORD
C1	9°44'28"	1060.00'	90.32'	180.21'	179.99'
C2	50°05'11"	30.00'	14.02'	26.23'	25.40'

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724

C8-2010-0085.DA

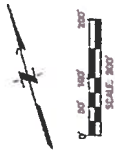
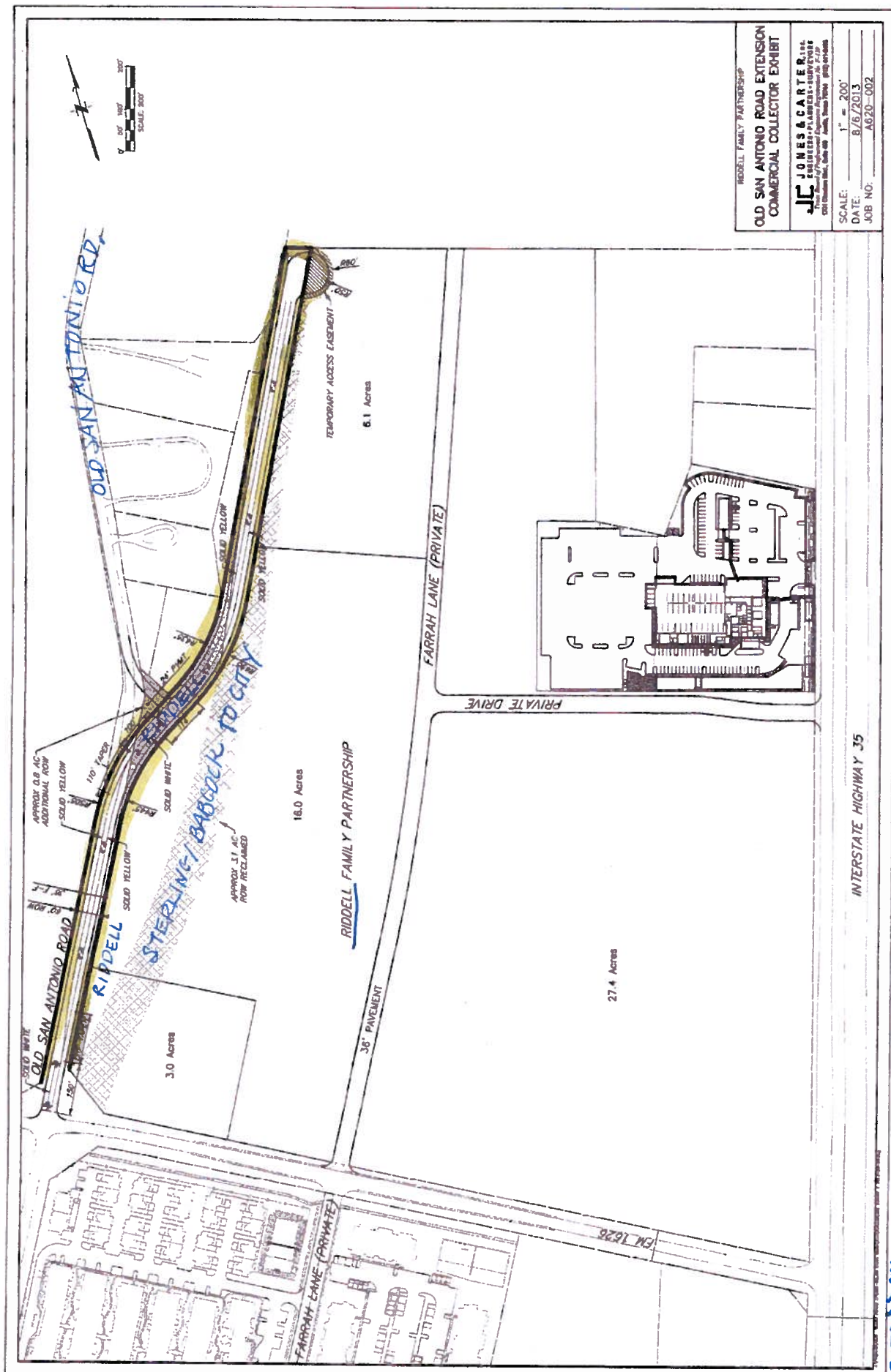


EXHIBIT C

EXHIBIT D
2013
REALIGNMENT
OF OLD
SAN ANTONIO ROAD

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant public (P) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

P, Public district zoning is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities. This district is intended for properties, used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities. The proposed rezoning of the property to accommodate the water pump expansion is consistent with the purpose statement of the district sought.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff recommends P zoning, given: 1) the fire station is considered a civic (safety services) use, and the project will comply with City of Austin development regulations, and 2) it is City Council's general policy that all City owned or leased land be zoned public (P) district.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and relatively flat, and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan.

Comprehensive Planning/ Imagine Austin

This rezoning case is located on the northwest corner of E FM 1626 and Old San Antonio Road, on a vacant 2.5 acre parcel. This property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north, east and west, and vacant land and a warehouse/office building to the south. The proposed use is the Onion Creek Fire Station.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the incorporation of public safety facilities and services:

- CFS P27. Provide public safety services to newly annexed areas and areas with increased activity, such as new neighborhoods, redevelopment areas, transportation corridors, and activity centers.

Based on the above IACP policy and the adjacent Activity Corridor, the proposed zoning change is supported by Imagine Austin.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps there is no flood plain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time.

The traffic impact analysis for this site was prepared with cases C14-04-0018 and C14-06-0063.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

This property is 2.508 acres. For sites larger than one acre in a public (P) zoning district, the site development regulations are generally established by the approval of a conditional use site plan [Section 25-2-625(D)(2)].

There is an approved and active site plan (SP-2010-0246C) that depicts a parking lot that is part of a proposed multi-family development to be placed on the subject property.